105.0	0005	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	745,800 /	745,800
					USE VALUE:	745,800 /	745,800
					ASSESSED:	745,800 /	745,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		CHEROKEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARRETT BETTY A/TRUSTEE
Owner 2:	BETTY BARRETT TRUST
Owner 3:	
Street 1:	15 CHEROKEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARRETT BETTY A/TRUSTEE -
Owner 2:	BETTY BARRETT TRUST -
Street 1:	15 CHEROKEE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,310 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Wood Shingle Exterior and 1437 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9310.000	256,300		489,500	745,800
Total Card	0.214	256,300		489,500	745,800
Total Parcel	0.214	256,300		489,500	745,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 519.00 | /Parcel: 519.0

Legal Description

User Acct 67705

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 09/14/18

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PREVIOUS ASSESSMENT

Parcel ID 105.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,300	0	9,310.	489,500	745,800	745,800	Year End Roll	12/18/2019
2019	101	FV	204,100	0	9,310.	489,500	693,600	693,600	Year End Roll	1/3/2019
2018	101	FV	204,100	0	9,310.	419,600	623,700	623,700	Year End Roll	12/20/2017
2017	101	FV	204,100	0	9,310.	391,600	595,700	595,700	Year End Roll	1/3/2017
2016	101	FV	204,100	0	9,310.	335,700	539,800	539,800	Year End	1/4/2016
2015	101	FV	203,100	0	9,310.	300,700	503,800	503,800	Year End Roll	12/11/2014
2014	101	FV	203,100	0	9,310.	278,300	481,400	481,400	Year End Roll	12/16/2013
2013	101	FV	203,100	0	9,310.	265,400	468,500	468,500		12/13/2012

PRINT

Date	Time
12/10/20	22:55:31

LAST REV

Date	Time
10/01/18	15:29:49

mmcmakin

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SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARRETT BETTY A	1205-39		5/19/1999	Convenience	1	No	No		
BARRETT ROBERT	1123-57		2/28/1994		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2010	2346	Manual	1,721					
8/5/1996	362		25,000					12X15 ROOM +REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	BS	Barbara S
2/17/2009	Meas/Inspect	372	PATRIOT
10/27/1999	Meas/Inspect	263	PATRIOT
8/13/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	67705
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9310		Sq. Ft.	Site		0	70.	0.75	4									489,511						489,500	

Total AC/HA:	0.21373	Total SF/SM:	9310	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	489,511	Spl Credit		Total:	489,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	76255
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314854
Depreciation:	58563
Depreciated Total:	256292

COMMENTS

BK; 824 PG; 158 , SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

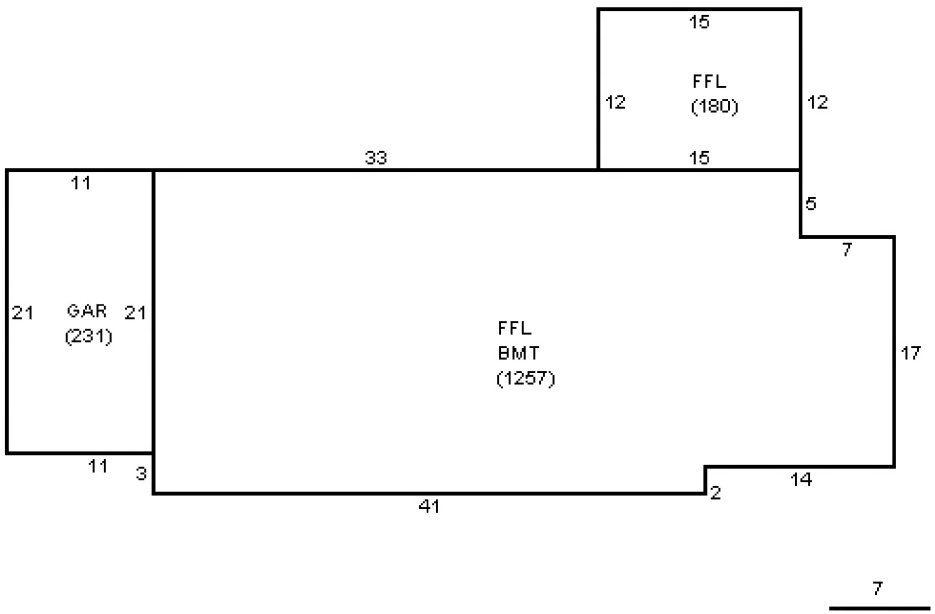
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	87.62
Final Total:	256300	Val/Su SzAd	178.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,437	128.240	184,277
BMT	Basement	1,257	38.470	48,358
GAR	Garage	231	25.820	5,964
	Net Sketched Area:	2,925	Total:	238,599
Size Ad	1437	Gross Are	2925	FinArea 1437

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc